

VACANT LOT FOR SALE  
WITH APPROVE PLANS FOR A 6-UNIT FOUR STORY BUILDING  
**DEVELOPMENT OPPORTUNITY FOR 950.000**  
316 EAST 26<sup>TH</sup> STREET  
BROOKLYN, NEW YORK

Location:	West side of East 26 <sup>th</sup> Street between Clarendon Road and Avenue D		
Block:	5191		
Lot:	13		
Lot Size:	20' x 100'		
Building Size:	Basement:	20' x 52' = 1,040 sq. ft.	Built
	1 <sup>st</sup> Floor:	20' x 52' = 1,040 sq. ft.	Built
	2 <sup>nd</sup> Floor:	20' x 52' = 1,040 sq. ft.	Needs to be built
	3 <sup>rd</sup> Floor:	20' x 52' = 1,040 sq. ft.	Needs to be built
	4 <sup>th</sup> Floor:	20' x 52' = 1,040 sq. ft.	Needs to be built
Zoning: (FAR)	R6 (2.43) Height Limit 70'		
Total Buildable Sq. Ft:	4,860		
Assessment:	\$38,093 (23/24)		
Real Estate Taxes:	\$4,762.40		

Description: A 20' wide vacant with approve plans for a 6-unit four story building. The foundation, basement and first floor is already built. The upper floors need to be built.

The **first floor** will be a two-bedroom floor-through apartment. The two-bedrooms are located to the back of the unit. There will be a full bathroom along with a kitchenette, living/dining area.

The **second floor** will be a three-bedroom floor-through apartment. One bedroom will be located to the front and the other two located to the back. There will also be two full bathrooms and a living/dining area.

The **third floor** will have two one-bedroom apartments. They will be located to the front and back of the building. The units will have a full bathroom, a kitchenette and a living/dining area.

The **fourth floor** will have two one-bedroom apartments. They will be located to the front and back of the building. The units will have a full bathroom, a kitchenette and a living/dining area. **Please contact me for approve plans.**

The property is a **prime development opportunity**, because it's being sold with approve plans. Since the foundation is done and the original building has been taken down the developer will be saving on hard costs.

The site is close to Rogers Avenue which has a lot of new developments. Nostrand Avenue has all the fine retail stores and restaurants. The property is four blocks from the 2 & 5 trains on Nostrand & NewKirk Avenues.

Revenue:

	<u>Unit</u>	<u>Description</u>	<u>Unit Type</u>	<u>Projected</u>
First Floor:	1	2 Bedroom Apt	Free Market	\$2,750
Second Floor:	2	3 Bedroom Apt	Free Market	\$3,750
Third Floor:	3	1 Bedroom Apt	Free Market	\$2,350
	4	1 Bedroom Apt	Free Market	\$2,350
Fourth Floor:	5	1 Bedroom Apt	Free Market	\$2,400
	6	1 Bedroom Apt	Free Market	<u>\$2,400</u>
Projected Monthly Income:				\$16,000

Projected Annual Income: \$192,000

Expenses:

Real Estate Taxes:	\$4,762.40
Water & Sewer:	\$2,350.00
Insurance:	\$3,200.00
Heat (Gas): Paid By Tenants	\$0.0
Electric: (common areas)	\$1,250.00
Repairs & Maintenance:	<u>\$1,200.00</u>
Total Annual Expenses	\$9,562.40

ASKING PRICE: \$950,000

For more details, contact to Vardan Hakobyan.  
 vardan@avenuesny.com, 8452819487



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**CORONAVIRUS ALERT**  
NO VISITORS ALLOWED

**PRACTICE SOCIAL DISTANCING**  
Maintain at least 6 feet from others

**CAUTION**  
MASKS REQUIRED  
**CUIDADO**  
MASCARILLAS OBLIGATORIAS

**NOTICE**  
Face mask required.

**Social Distancing**  
Work Together  
Stay Safely Apart

**SAFE JOB SITE GUIDELINES**  
**JOB SITE GUIDELINES FOR COVID-19**

- WEAR A FACE MASK AT ALL TIMES WHILE IN THE WORKPLACE.
- MAINTAIN 6 FEET OF SOCIAL DISTANCING AS WORK DUTIES PERMIT.
- WASH YOUR HANDS AND AVOID TOUCHING YOUR FACE.
- CLEAN AND DISINFECT ALL SHARED AREAS AND EQUIPMENT ROUTINELY.
- IF YOU FEEL SICK STAY HOME, DO NOT GO TO WORK.

HELP US KEEP OUR WORK ZONE SAFE

**SAFETY**  
Construction Work in progress.  
Parents are advised to warn children of the dangers of entering of this site.

- Unauthorised entry to this site is strictly forbidden.
- Safety helmets must be worn.
- Protective footwear must be worn.
- High Visibility clothing must be worn.
- Eye protection must be worn.

This is a no smoking site.

No Hat No Boot No Job!



